



**State Environmental Policy Act SEPA
Determination of Non-Significance (DNS)
File# SEP-22-0016**

Date of Issuance: March 15, 2023

Lead Agency: City of Walla Walla Development Services

Agency Contact: Lisa Wasson-Seilo, Planner
Lwasson-seilo@wallawallawa.gov, 509-524-4710

Description of Proposal: State Environmental Policy Act (SEPA) review for a proposed short plat that would subdivide the subject parcel of approximately 1.61 acres into three (3) residential lots with no less than four (4) total dwelling units. The resulting lots range in size from 4,199 square feet to 34,836 square feet.

Location of Proposal: 830 Wallowa Drive, Walla Walla (APN# 360733510057)

Proponent: Richard and Maria Fondahn
836 Wallowa Drive, Walla Walla, WA 99362

The City of Walla Walla Development Services has determined that this proposal is unlikely to have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the following: Submitted SEPA Checklist, and the existing environmental documents: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018, and Walla Walla Comprehensive Plan- Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018. The relevant content of these documents is briefly described as an environmental impact statement for the Walla Walla urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement.

This determination is based on the following findings of fact and conclusions of law:

FINDINGS OF FACT:

1. Application file date: August 9, 2022
2. Date that application was determined to be substantially complete: December 16, 2022.
3. Description of proposed action: State Environmental Policy Act (SEPA) review for a proposed short plat that would subdivide the subject parcel of approximately 1.61 acres into three (3) residential lots with no less than four (4) total dwelling units. The resulting lots range in size from 4,199 square feet to 34,836 square feet.
4. The Notice of Application with Optional Threshold Determination was issued on January 12, 2023.
5. The Notice of Application comment period concluded on January 30, 2023.
6. Comment letter/s were received from the following:
 - a. Washington State Department of Ecology dated January 26, 2023.
 - b. David Eids, dated January 13, 2023

CONCLUSIONS OF LAW:

Staff has concluded that a Determination of Non-Significance (DNS) shall be issued. This determination is based upon the environmental checklist and its attachments, and other

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information on file. The DNS is supported by Plans and regulations formally adopted by the City for the exercise of substantive authority under SEPA. The DNS also takes note of the extent to which many local, State and Federal regulations and permit requirements will govern the project to mitigate its potential impacts, in accordance with WAC 197-11-158 and RCW 43.21C.240. The following City of Walla Walla Comprehensive Plan adopted goals and policies support the DNS:

Land Use Policy 1.3: Encourage infill development that provides additional housing within the city.

Land Use Policy 3.7: Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, and single family residential.

Housing Goal 1: A broad range of housing choices is available to meet the needs of people of diverse socioeconomic status, household type, and age.

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL:

The Lead Agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

This Determination of Non-Significance (DNS) is issued after using the optional DNS process in WAC 197-11-355. The Notice of Application with an Optional Threshold was issued on January 12, 2023, with public comments due on January 30, 2023. There is no further comment period on this DNS.

Responsible Official: J Preston Frederickson, Director

Address: City of Walla Walla Development Services
55 E. Moore Street
Walla Walla, WA 99362

Issue Date: March 15, 2023

Signature  **Date:** March 15, 2023

Appeal information is addressed in City of Walla Walla Municipal Code (WWMC) 21.08.170. Appeal rights are outlined within WWMC Chapter 20.38 and other code provisions referenced therein. Please contact City of Walla Walla Development Services at (509) 524-4710 to read or obtain a copy of this section of the Municipal Code.